

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- October 18, 1972

Application No. 11120 Laurence P. Dalcher, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of November 1, 1972.

EFFECTIVE DATE OF ORDER -- November 13, 1972

ORDERED:

That the application for variance from the side yard requirements of the R-1-B District to permit remodeling and repair of existing sun porch at 4513 Davenport Street, N.W., Lot 31, Square 1571, be GRANTED.

FINDINGS OF FACT:

1. Subject property is located in an R-1-B District which is defined as an area of one-family dwellings.

2. Applicant seeks a variance from the side yard requirements of R-1-B District, eight feet, to permit remodeling and repair of existing sun porch.

3. A variance of five and one-half feet is requested, which would place the sun porch two and one-half feet from the property line.

4. Applicant is seeking the variance pursuant to Section 8207.11 of the Zoning Regulations.

5. No opposition was voiced in this case at the public hearing, and no letters in opposition were submitted to the file for consideration. One neighbor submitted a letter in support of the variance.

OPINION:

Applicant herein seeks a variance from the strict side-yard requirements of R-1-B District. The basis of the request is Section 8207.11 of the Zoning Regulations. Applicant's sun porch has now begun to rot and he seeks permission to replace the wood section with brick, and also bring the sun porch within two and one-half feet of the property line.

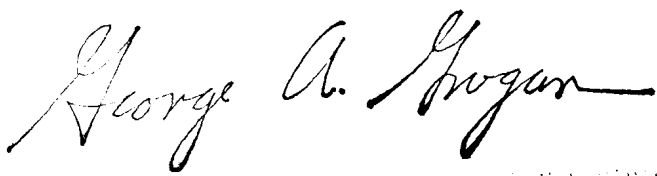
No opposition was voiced against this request and the Board is aware that other houses in the immediate area also have sun porches near the property line.

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

  
By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.